2004 NWT Community Survey

Community Housing Needs

Overall Results

Report No. 1

March 2004

Northwest Territories Housing Corporation

Northwest Territories Bureau of Statistics

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Minister's Message

Northwest Territories 2004 Community Housing Needs

I am pleased to present the overall community housing needs results from the *2004 NWT Community Survey*. The Northwest Territories Housing Corporation in partnership with the NWT Bureau of Statistics, Local Housing Organizations and communities completed the survey. This overall results report is the first of a series that will be released. Subsequent reports will provide additional survey details as well as examine specific housing issues and opportunities in greater depth.

The *2004 Housing Needs* are the result of a collaborative effort by the Northwest Territories Housing Corporation and the Bureau of Statistics through the 2004 NWT Community Survey which represents the combination of what were previously two separate surveys, the NWT Housing Needs Survey and the NWT Community Labour Force Survey. Combining the two surveys proved very cost effective and more convenient for residents.

The results of this survey show there are 2,260 households in core need in the Northwest Territories, or some 16 percent of all our households. As you read the results of this survey, you will notice that different communities have different needs and emerging housing priorities. In some communities the need is for renovations and repairs to existing homes rather than for new homes. In larger centres such as Yellowknife, Inuvik and Hay River, residents experience problems of affordability more than overcrowding or condition of the home.

The results are used by the Northwest Territories Housing Corporation to monitor changes in housing conditions and needs, as well as to assist in the targeting of housing resources to communities. The survey findings provide communities with the information needed to make decisions on where funding should be directed to address the specific housing problems and needs identified.

I wish to thank all those who took the time to complete this survey. It is only with the cooperation of respondents to surveys such as these, that the Government of the Northwest Territories is able to design appropriate programs and set priorities.

Sincerely,

The Honourable Michael McLeod
Minister Responsible for the NWT Housing Corporation

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Community Housing Needs: Overall Results

Background

Recently, the NWT Bureau of Statistics in partnership with the Northwest Territories Housing Corporation (NWTHC), Local Housing Organizations and communities, completed the *2004 NWT Community Survey* in all communities in the Northwest Territories. Initial housing statistics based on the survey are presented in this report. This overall results report is the first of a series that will be released. Subsequent reports will include further analysis of survey results, as well as examine specific housing issues and opportunities in greater depth. Additional information from the survey is available on the NWTHC and the Bureau of Statistics' Web sites (http://www.nwthc.gov.nt.ca and http://www.stats.gov.nt.ca, respectively).

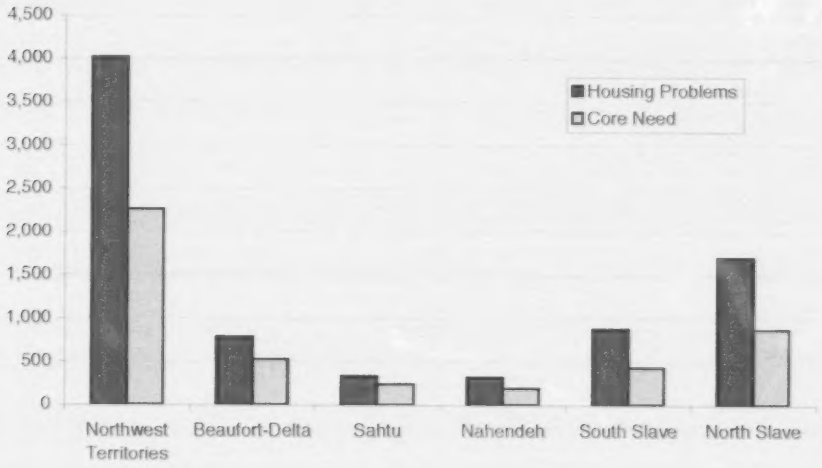
Statistics in this report are based on responses to housing needs questions from 4,253 households that were collected in January and February 2004. Notes on the methodology for the survey and technical definitions are provided at the end of this report.

The results of this survey are used by the Northwest Territories Housing Corporation to monitor changes in housing conditions and needs, as well as to assist in the targeting of housing resources to communities. The survey findings provide communities with the information needed to make decisions on where funding should be directed to address the specific housing problems and needs identified.

Overall Housing Problems and Core Need

There were 13,902 occupied dwellings in the Northwest Territories at the time of the 2004 NWT Community Survey (Table 1 shows the listings of NWTHC administrative districts and communities). An estimated 4,015 households (29%) had some form of housing problem, while 2,260 households were in core need (16%). The difference between those with problems and the core need value is that households with housing problems and sufficient income to solve their housing problem are not considered to be in core need (Figure 1). Core need is defined as households with at least one housing problem *and* total household income below the Core Need Income Threshold (CNIT).

Figure 1
Housing Problems and Core Need, by District
Northwest Territories



By district, the largest percentage of households in core need was found in the Sahtu District at 28%. Core need was 25% for the Nahendeh District, 22% for the Beaufort-Delta District, 15% for the South Slave District and 12% for the North Slave District.

Common Housing Problems

The most common type of housing problem in the Northwest Territories is adequacy with 14% of households reporting major problems with the physical condition of their dwelling. Households in smaller NWT communities were most likely to identify adequacy problems.

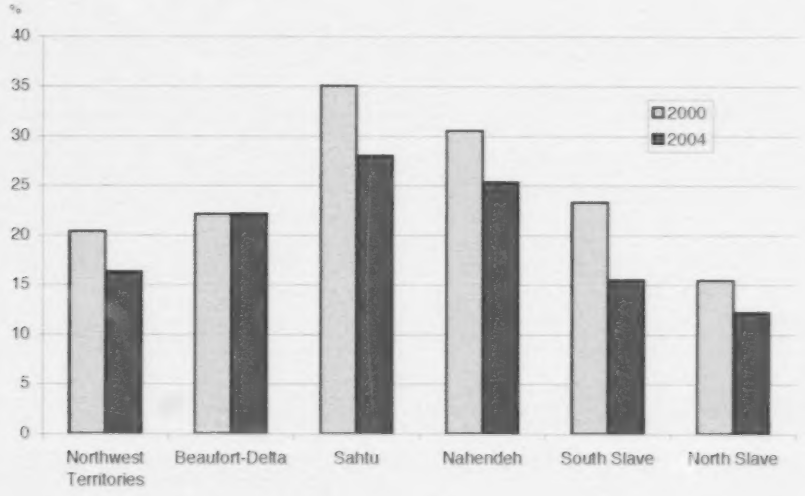
Suitability, or problems associated with overcrowding, were identified by 9% of territorial households. Although this problem was also the most common in smaller NWT communities, the differences across communities is somewhat smaller than for adequacy problems.

Affordability, which is related to the cost of housing, was identified by 11% of territorial households. Affordability problems are generally less common in smaller NWT communities, while this is the largest problem in Yellowknife and Inuvik.

Changes in Core Need Between 2000 and 2004

Comparing 2004 results with the last survey to measure housing need indicates there was a decrease in the number of NWT households in core need between 2000 and 2004. Some 2,726 households (20%) were found to be in core need in 2000 (Table 2). In 2004, the number of households in core need had decreased by 466, and the proportion of households in core need dropped by 4 percentage points between the two surveys. Further, the incidence of core need decreased to some extent in 27 of the 34 communities between 2000 and 2004.

Figure 2
Change in Percent Core Need, by District
Northwest Territories, 2000 & 2004



By district, the largest decreases in core need was experienced in the South Slave District at 8 percentage points. Core need dropped by 7 percentage points in the Sahtu District, 6 percentage points in the Nahendeh District, 3 percentage points in the North Slave District and was unchanged in the Beaufort-Delta District.

Table 1
Households, by Detailed Housing Problems and Core Need
Northwest Territories, Districts and Communities, 2004

	All Households	%	Housing Problems: Total*	%	Suitability	%	Adequacy	%	Affordability	%	Core Need	%
Northwest Territories	13,902	100	4,015	29	1,291	9	1,891	14	1,461	11	2,260	16
Beaufort-Delta District	2,364	100	785	33	236	10	406	17	268	11	524	22
Aklavik	248	100	109	44	20	8	89	36	19	8	80	32
Fort McPherson	269	100	101	38	37	14	49	18	33	12	88	33
Holman	144	100	43	30	8	6	35	24	4	3	38	26
Inuvik	1,217	100	338	28	92	8	114	9	167	14	160	13
Paulatuk	81	100	40	49	21	26	14	17	7	9	28	35
Sachs Harbour	45	100	16	36	4	9	13	29	5	11	16	36
Tsiigehtchic	83	100	32	39	11	13	23	28	11	13	25	30
Tuktoyaktuk	279	100	105	38	43	15	68	24	22	8	89	32
Sahtu District	862	100	332	39	107	12	208	24	78	9	241	28
Colville Lake	33	100	33	100	9	27	33	100	2	6	25	76
Deline	180	100	82	46	35	19	48	27	10	6	75	42
Fort Good Hope	168	100	92	55	33	20	68	40	16	10	62	37
Norman Wells	341	100	64	19	8	2	29	9	30	9	29	9
Tulita	140	100	61	44	22	16	30	21	18	13	50	36
Nahendeh District	754	100	319	42	95	13	219	29	52	7	191	25
Fort Liard	182	100	91	50	29	16	66	36	17	9	59	32
Fort Simpson	426	100	141	33	53	12	80	19	24	6	70	16
Jean Marie River	24	100	17	71	6	25	16	67	0	0	9	38
Nahanni Butte	36	100	21	58	0	0	19	53	2	6	17	47
Trout Lake	31	100	13	42	3	10	8	26	3	10	9	29
Wrigley	54	100	35	65	5	9	31	57	5	9	27	50
South Slave District	2,803	100	878	31	245	9	554	20	239	9	434	15
Enterprise	27	100	5	19	1	4	0	0	4	15	4	15
Fort Providence	265	100	98	37	41	15	62	23	16	6	54	20
Fort Resolution	208	100	96	46	17	8	80	38	22	11	70	34
Fort Smith	811	100	217	27	42	5	144	18	49	6	95	12
Hay River	1,273	100	334	26	103	8	177	14	113	9	119	9
Hay River Reserve	80	100	45	56	16	20	24	30	17	21	28	35
Kakisa	14	100	11	79	2	14	7	50	1	7	5	36
Lutselk'e	125	100	73	58	23	18	60	48	17	14	58	46
North Slave District	7,119	100	1,701	24	608	9	504	7	824	12	870	12
Detah	64	100	22	34	8	13	8	13	8	13	15	23
N'dilo	92	100	50	54	30	33	28	30	13	14	37	40
Rae Lakes	76	100	33	43	12	16	19	25	12	16	19	25
Rae-Edzo	471	100	257	55	154	33	106	23	59	13	176	37
Wekweti	36	100	20	56	7	19	12	33	5	14	9	25
Wha Ti	124	100	63	51	23	19	33	27	20	16	45	36
Yellowknife	6,257	100	1,257	20	373	6	298	5	708	11	570	9

* Total number of households with problems may be less than the sum of the types of problems due to households with more than one type of problem.

Table 2
Households, by Housing Problems and Core Need
Northwest Territories, Districts and Communities, 2000 & 2004

	2004						2000					
	All Households	%	Housing Problems	%	Core Need	%	All Households	%	Housing Problems	%	Core Need	%
Northwest Territories	13,902	100	4,015	29	2,260	16	13,405	100	4,037	30	2,726	20
Beaufort-Delta District	2,364	100	785	33	524	22	2,324	100	681	29	514	22
Aklavik	248	100	109	44	80	32	254	100	84	33	83	33
Fort McPherson	269	100	101	38	88	33	285	100	108	38	102	36
Holman	144	100	43	30	38	26	150	100	28	19	24	16
Inuvik	1,217	100	338	28	160	13	1,172	100	272	23	129	11
Paulatuk	81	100	40	49	28	35	66	100	29	44	29	44
Sachs Harbour	45	100	16	36	16	36	50	100	22	44	17	34
Tsiigehtchic	83	100	32	39	25	30	60	100	37	62	37	62
Tuktoyaktuk	279	100	105	38	89	32	289	100	102	35	93	32
Sahtu District	862	100	332	39	241	28	895	100	352	39	313	35
Colville Lake	33	100	33	100	25	76	31	100	31	100	27	87
Deline	180	100	82	46	75	42	200	100	92	46	86	43
Fort Good Hope	168	100	92	55	62	37	190	100	116	61	114	60
Norman Wells	341	100	64	19	29	9	336	100	46	14	27	8
Tulita	140	100	61	44	50	36	139	100	67	48	60	43
Nahendeh District	754	100	319	42	191	25	707	100	256	36	216	31
Fort Liard	182	100	91	50	59	32	158	100	71	45	61	39
Fort Simpson	426	100	141	33	70	16	419	100	112	27	88	21
Jean Marie River	24	100	17	71	9	38	19	100	12	63	10	53
Nahanni Butte	36	100	21	58	17	47	33	100	16	48	15	45
Trout Lake	31	100	13	42	9	29	26	100	16	62	15	58
Wrigley	54	100	35	65	27	50	53	100	29	55	28	53
South Slave District	2,803	100	878	31	434	15	2,798	100	860	31	651	23
Enterprise	27	100	5	19	4	15	48	100	31	65	26	54
Fort Providence	265	100	98	37	54	20	252	100	112	44	101	40
Fort Resolution	208	100	96	46	70	34	187	100	88	47	82	44
Fort Smith	811	100	217	27	95	12	846	100	198	23	157	19
Hay River	1,273	100	334	26	119	9	1,265	100	315	25	182	14
Hay River Reserve	80	100	45	56	28	35	87	100	54	62	53	61
Kakisa	14	100	11	79	5	36	15	100	7	47	2	13
Lutselk'e	125	100	73	58	58	46	97	100	54	56	47	48
North Slave District	7,119	100	1,701	24	870	12	6,680	100	1,887	28	1,033	15
Detah	64	100	22	34	15	23	63	100	20	32	13	21
N'dilo	92	100	50	54	37	40	79	100	41	52	34	43
Rae Lakes	76	100	33	43	19	25	70	100	51	73	44	63
Rae-Edzo	471	100	257	55	176	37	381	100	219	57	196	51
Wekweti	36	100	20	56	9	25	36	100	25	69	25	69
Wha Ti	124	100	63	51	45	36	98	100	69	70	63	64
Yellowknife	6,257	100	1,257	20	570	9	5,952	100	1,463	25	658	11

DEFINITIONS

Housing Problem

Housing problems included in this survey are divided into three categories: suitability, adequacy, and affordability as defined by national standards.

Suitability

Suitability refers to the problem of overcrowding or whether a household has enough bedrooms appropriate for the number of people.

Adequacy

Adequacy refers to the physical condition of a dwelling or whether a household has basic facilities to provide a safe and healthy environment.

Affordability

Affordability problems exist when a household pays an excessive amount for shelter. A household has an affordability problem if more than 30% of a household's income is paid to shelter costs.

Core Need Income Threshold (CNIT)

The Core Need Income Threshold is an income limit for each community that represents the amount of income a household must have to be able to afford the cost of owning and operating a home or renting in the private market without government assistance.

Core Need

If a household has any one housing problem (suitability, adequacy, or affordability) or a combination of housing problems, *and* a total household income below the community Core Need Income Threshold, the household is considered to be in core need.

SYMBOLS

..	Not Available	-	Zero or too small to be expressed
no.	Number	%	Percent

METHODOLOGY

The following provides a brief overview of the survey methodology. A more detailed description of the methodology will be provided in the subsequent detailed report on survey results.

- The survey questionnaire and the survey methodology were developed by the Bureau of Statistics in consultation with the NWT Housing Corporation (NWTHC).

- Random digit dialing procedures were used for the survey in larger NWT communities. For smaller communities, face to face interviews were completed using the Bureau of Statistics dwelling listing as the sampling frame. In advance of survey operations, community coordinators in cooperation with the local housing organization verified the listing of all dwellings in the community to ensure complete community coverage.

- A survey questionnaire was completed for each sampled dwelling and included information for all persons who normally resided in the dwelling. Where an individual was not present, responses were accepted from other household members.

- Following data entry, computer-assisted edits were performed to check for data entry errors and logical inconsistencies among responses. Where critical information for defining core need was missing, an attempt was made to impute values based on other answers for the questionnaire.

- A total of 4,253 household questionnaires were completed for the 2004 NWT Community Survey.

- Weighting of the statistical file was undertaken so that housing statistics were based on estimated counts of households at the community level. Due to the use of weighting procedures, totals for tables in this report do not necessarily sum.